

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: November 12, 2024

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: ELR Rezoning Request

Location: Property is described as vacant parcel number 12-21-426-007, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 8.6 acres.

Request: **The applicant would like to rezone the property from (AG) Agricultural to GB (General Business) or any other appropriate zoning district.**

The rezoning request was considered by the Planning Commission at their regular meeting of November 7th, 2024, at which time the **Planning Commission recommended approval of rezoning to parcel to GB (General Business)**. Please find enclosed the following related documents:

- ❑ Draft minutes of the November 7th, 2024, Planning Commission meeting.
- ❑ Review letter prepared by Matteo Passalacqua, Planning Consultant, dated October 17th, 2024.
- ❑ Memo prepared by Leigh Merrill, Traffic Consultant, dated October 18, 2024.
- ❑ Rezoning application submitted by the applicant.
- ❑ Public hearing notice.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
NOVEMBER 7, 2024**

CALL TO ORDER

Chairperson Seward called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Merrie Carlock, Vice Chairperson
Mona Sevic
Pete Meagher
Robert Seeley
Steve Anderson
Debby Dehart
Scott Ruggles, Township Board Liaison

Absent:

Matt Slicker

Others:

Sean O'Neil, Community Development Director
Hannah Kennedy-Galley, Recording Secretary

Chairperson Seward congratulated Commissioner Anderson on his election to the Board of Trustees.

APPROVAL OF AGENDA

MOTION by Commissioner Carlock, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (8 yes votes).

APPROVAL OF MINUTES

A. October 17, 2024

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the minutes as presented. The motion carried with a voice vote: (8 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. ELR Rezoning (southwest corner of Elizabeth Lake Road and Highland Road)

Location: Property is described as vacant parcel number 12-21-426-007, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 8.6 acres.

Request: The applicant would like to rezone the property from (AG) Agricultural to GB (General Business) or any other appropriate zoning district.

Director O'Neil went over a summary of the applicant's request. The request is for the rezoning of the parcel, a site plan was not included or considered at this time.

Commissioner Carlock asked staff what happened with the applicant's original rezoning request for Planned Development. Director O'Neil said the applicant can answer that.

Commissioner Sevic asked the staff if wetlands would be impacted. Director O'Neil said the applicant will have to adhere to the 25' natural features setback, and he didn't believe an impact to the wetlands will be proposed.

Commissioner Anderson stated on the concept plan, there was a call out south of the parking lot had a for "future development" that he wanted clarification on.

David Yaldo, 4036 Telegraph, Bloomfield Hills, said this project has been under the works for several years. He said the plan is conceptual only, and a real site plan needs to be created. Only 6 acres of the site is useable, the rest is wetlands. The wetlands have already been demarcated. There are no real users for the project, but once the rezoning is approved, users will be considered. The site will be developed into a beneficial use for the community.

Commissioner Carlock asked Mr. Yaldo why the Planned Development rezoning request was abandoned. Mr. Yaldo said there was an issue with the cross-access requirement to the southern property owners. There would have been many financial constraints with more traffic into the site and the possibility of having to install a traffic light.

Commissioner Anderson asked Mr. Jawich about the future developments proposed. Ned Jawich, property owner, said the call out was from the residential component from the previous plan, but now will be considered for any future commercial use that aligned with the final zoning designation on the property.

Commissioner Anderson asked Mr. Yaldo if the conceptual drive thrus were set in stone. Mr. Yaldo said no, it was merely there for the conceptual piece.

Commissioner Dehart asked staff if a liquor license could be obtained for the General Business zoning. Director O'Neil stated that restaurants with a liquor license would be allowed under the General Business zoning, and drive thrus and outdoor seating would be allowed with a special land use approval.

Chairperson Seward opened the public hearing at 6:53 P.M. Seeing none, he closed the public hearing at 6:55 P.M.

Commissioner Ruggles said General Business is an appropriate zoning for the site and has no opposition to the request.

Commissioner Sevic stated she doesn't oppose the zoning request, but there are too many proposed buildings on the conceptual plan.

MOTION by Commission Anderson, seconded by Commissioner Ruggles, to recommend the Township Board approve the rezoning requested by ELR Development for vacant parcel 12-21-426-007, to rezone from Agricultural (AG) to General Business (GB). The motion carried with a roll call vote: (8 yes votes). (Ruggles/yes, Sevic/yes, Anderson/yes Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. 2025 Meeting Dates

MOTION by Commissioner Carlock, seconded by Commissioners Anderson, to approve the 2025 meeting dates, excluding the January 2 and July 3 meetings. The motion carried with a voice vote: (8 yes votes).

PLANNING CONSULTANT'S REPORT

None.

LIAISON'S REPORT

The groundbreaking ceremony for the new Civic Center was held on October 24, 2024.

Stanley Park will be re-bid with construction manager services provided by McCarthy & Smith. Bids can be submitted December 23, 2024 and will be open until January 16, 2025.

ZBA met last one and heard two cases. One was for an addition and garage, and the other was for Lasting Impression's gravel parking lot on the west side of the site.

DIRECTOR'S REPORT

There are several projects coming down the home stretch and scheduled for pre-construction meetings: Lakepointe, West Valley, Culver's, and Ginko Storage. The Civic Center is going well, and the foundations will go in late this month or next month. If the weather remains warm, the construction can continue into the winter. Elizabeth Lake Road should be open next Monday, November 11, 2024. The Township Board will be considering a resolution to reduce the Planning Commission to nine members.

COMMUNICATIONS

The November 21 meeting will likely be canceled.

NEXT MEETING DATE: December 5, 2024

ADJOURNMENT

MOTION by Commissioner Meagher, seconded by Commissioner Dehart to adjourn at 7:21 P.M. The motion carried with a voice vote: (8 yes votes).

DRAFT



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 17th, 2024

**Rezoning Review
For
White Lake Township, Michigan**

Applicant:	ELR Development, LLC c/o Ronald Reynolds
Project Name:	Highland Road / Elizabeth Lake Road Rezoning
Location:	Southwest corner of Highland Road (M-59) and Elizabeth Lake Road.
Parcel ID:	12-21-426-007
Parcel Size:	8.6 gross acres
Application Date:	July 23 rd , 2024
Current Zoning:	AG, Agricultural District
Action Requested:	Rezone to GB, General Business district

PROJECT DESCRIPTION

The Applicant is requesting a zoning change for the parcel located at the southwest corner of Highland Road (M-59) and Elizabeth Lake Road to convert the permissible uses of the site as commercial instead of low-density residential. The rezoning statement states *“Petitioner respectfully requests rezoning of the subject property for the reason that its current zoning is uneconomic, and the requested rezoning is consistent with the Township’s Master Plan.”*. The applicant has provided a concept plan showing a varied array of single and multi-tenant retail buildings as well as drive thru uses. Buildings would front both Highland Road (M-59) and Elizabeth Lake Road. We note these are concept plans. No formal site plan has been submitted.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

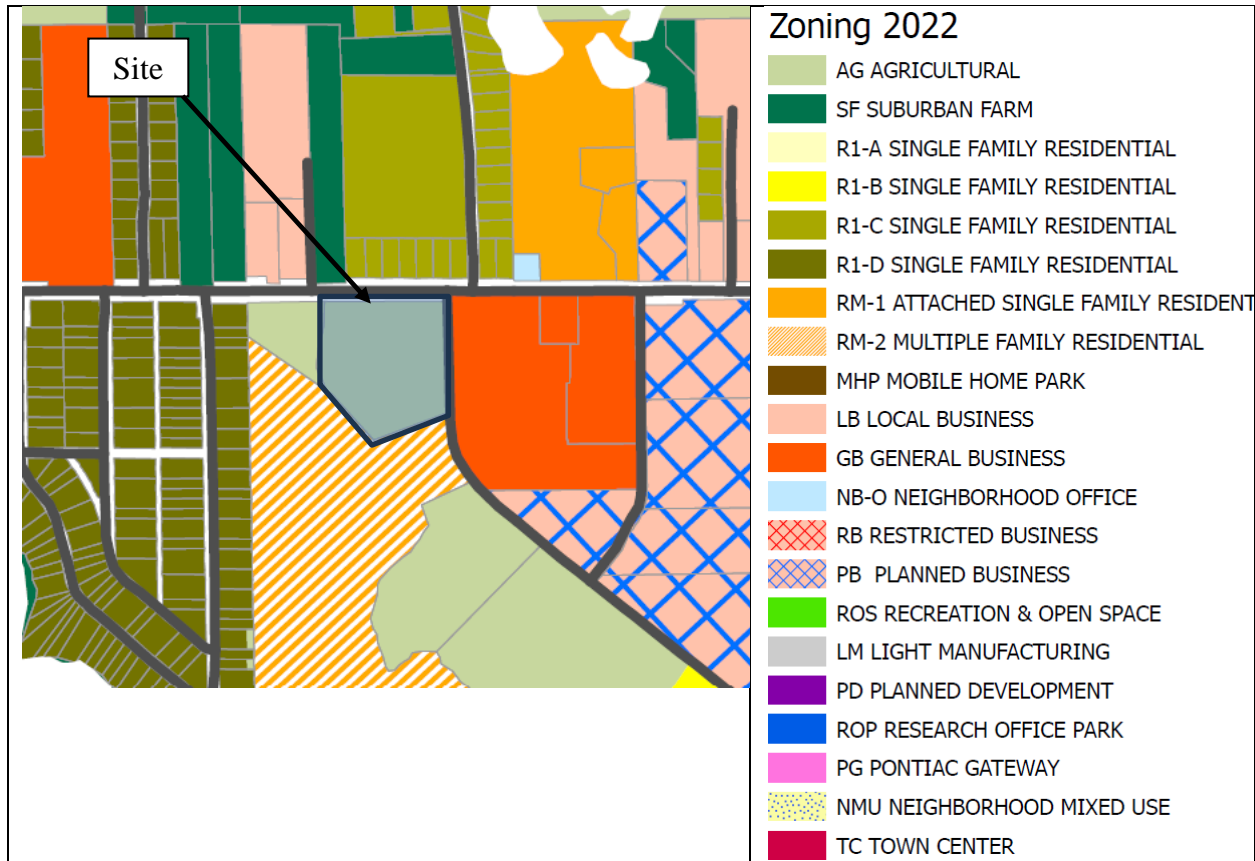
Aerial Photograph



Source: NearMap June 8th, 2024

NEIGHBORING ZONING AND LAND USE

Zoning



The zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	R1-C – Single Family Residential / SF – Suburban Farm	Single Family Homes
South	RM-2 – Multiple Family Residential	Vacant
East	GB – General Business	Large Format Retail
West	AG – Agricultural	Vacant

If approved, the parcel would conform to the lot size and dimension standards for GB. Permitted and Special Land uses in the GB zone are shown below. We note the concept plan indicates drive thru services which are special land uses in the GB district.

GB Zoning District	
Permitted Land Uses	Special Land Uses
Household and office furniture stores.	Automobile wash establishments
Kitchen, bath, lighting, flooring and similar home improvement uses	Automobile service centers
Personal services	Automobile service stations
Business support services	Animal care facilities, kennels and veterinary clinics and hospitals
Retail commercial uses	Drive-in or drive-thru window service, banks
Department stores	Drive-in or drive-thru window service, convenience market and pharmacy
Motels and hotels	Drive-in or drive-thru window service, dry cleaners
Bed and breakfast inns	Drive-in or drive-thru window service, restaurant
Government (Township only) offices, buildings and uses without service or storage yards	Entertainment and/or outdoor dining associated with a restaurant
Local utility structures, stations and substations	Hospitals and other health care facilities
Adult entertainment uses	New and used automobile sales
Restaurants, with and without alcoholic beverages	Home centers, lumber yards, and similar large-scale retail uses
Restaurants, fast-food or carry-out	Outdoor Storage of Fleet Vehicles
Funeral home	Open air business
Theaters, concert hall, or similar places of assembly	
Radio or television studios	
Nursery school, group adult and child care centers	
Administrative, professional, medical or dental offices	
Office buildings over 20,000 square feet	
Places of worship	

Photography or artists' studios Banks, credit unions, savings and loan institutions and other financial office buildings	Utility transmission systems Wireless communication antennas
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Items to be addressed: None.

NATURAL FEATURES

The site is undeveloped and cleared of vegetation along the northern portion of the site. Woodland clusters exist to the south and west. No natural feature information was provided in the application. Below is our observed condition of the site. It should be noted that the proposed district will allow for a higher intensity of uses than the current zone. The development under the permitted uses for the zone could potentially have a greater effect on natural features than a development under the current zoning.

Topography: The site appears relatively flat.

Wetlands: The Department of Environment, Great Lakes and Energy indicate wetlands located along western border of the parcel.

Woodland: Several woodland clusters are onsite along the western lot line and southern third of the site.

Soils: Predominant soils are Brookston and Colwood Loam and Fox Sandy Loam.

Water: A body of water exists in the southern portion of the site.

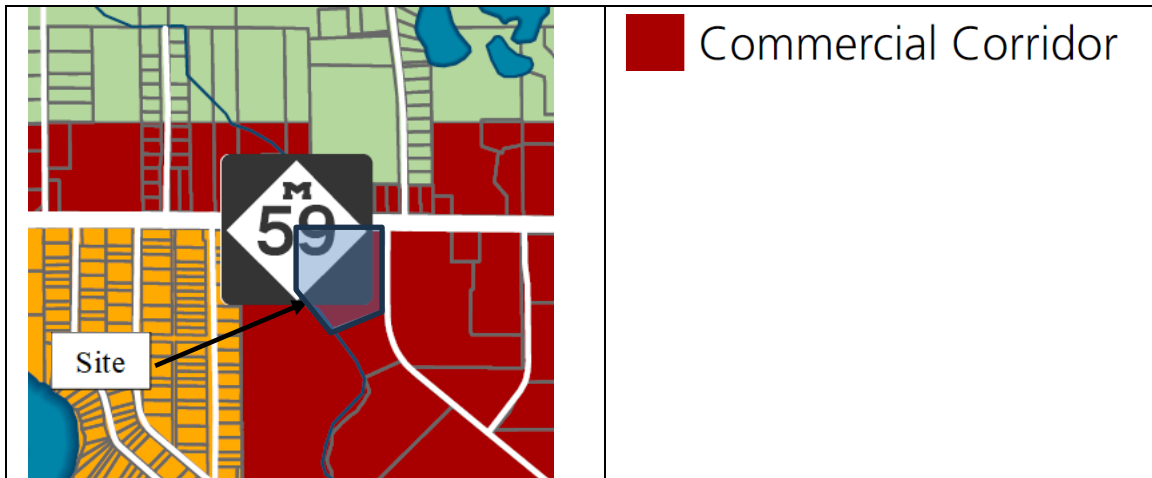
Items to be addressed: None.

MASTER PLAN

The Township’s Master Plan is a comprehensive document that includes many elements that should be considered when determining rezoning requests. Pertinent sections to review include future land uses, as well as goals, objectives and strategies of the site(s) proposed for rezoning.

Future Land Use

Under the current Master Plan, the site is located in the Agricultural / Rural Residential district which is shown below:



The description and example of uses (not an exhaustive list) for the Commercial Corridor District is:

Description: *“Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus.”*

Example of Uses: *“Large grocery, outlet, mixed-use, restaurants”*

Lot sizes are not prescribed in the Master Plan for future land use designations however the corresponding zoning districts associated with the Commercial Corridor district are PB, GB, LB, PD, TC, and NMU.

No conflict exists with the Master Plan in the consideration of this parcel being rezoned to General Business.

Items to be addressed: *None.*

DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for commercial/retail developments as noted earlier in this report regarding permitted and special land uses. Other standards related to the GB district are outlined in Section 3.1.14 of the Zoning Ordinance. Accounting for current market conditions and infrastructure, the concept plan provided in the application, or similar plans indicating retail development, is the likely use for the lot.

REZONING STANDARDS

Section 7.9 of the White Lake Township Zoning Ordinance states that all proposed amendments to the provisions of the Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.

Section 7.13 of the White Lake Township Zoning Ordinance outlines the criteria the Planning Commission and Township Board are to utilize when assessing any petition for an amendment to the Official Zoning Map. Below is a review of the materials provided by the applicant as they relate to the proposed rezoning:

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.*

Applicant Response: The Future Land Use Map from the 2024 Master Plan designates the subject site in the Commercial Corridor category, which aligns with the proposed GB zoning district.

CWA Comment: The Future Land Use Map from the Master Plan designates the subject site in the Commercial Corridor category, which is conducive with the proposed GB zoning district and uses.

- B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

Applicant Response: If the property is rezoned to GB, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.

CWA Comment: As noted earlier in this review, the GB designation is compatible with the surrounding uses however permitted and special land uses will be more intense and potentially impact the nature features of the site more than the current zoning allows.

- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*

Applicant Response: The current zoning, AG, is outdated and does not allow for economic use of the property. The property is in an intense commercial corridor on Highland Road (M-59) with access to municipal water and sanitary sewer. Rezoning to GB would allow for economic use of the property. The property is suitable for, and it is reasonable to request, commercial zoning, as called for in the Master Plan. The property is currently being assessed by the Township as a commercial parcel.

CWA Comment: AG is the lowest density single family housing zone for the Township and is more appropriate for outlying, large parcel areas without access to water or sewer services. Single Family residences are still present along the corridor, economic trends along the Highland Road (M-59) corridor support dense housing and/or commercial uses.

- D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

Applicant Response: The permitted and special land uses in the GB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. The property is currently vacant, and its agricultural zoning is outdated and uneconomic. Commercial development would enhance property values over the current zoning. The property is currently being assessed by the Township as a commercial parcel.

CWA Comment: The uses permitted under GB are compatible with location of the lot.

- E. *The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.*

Applicant Response: The property has adequate access to utilities and commercial use would not overburden existing utilities.

CWA Comment: Utilities are present for the site. Township public safety services are within a mile of the site. We cite no concerns with Township services but note that Public Safety and Engineering will be consulted on any proposed development for the site.

- F. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

Applicant Response: See Fleis & Vanderbrink Traffic Analysis enclosed.

CWA Comment: General traffic analysis information was provided by the applicant. It is estimated that the a retail center developed on the site could generate an average daily traffic count of approx. 1,600 vehicles. Per this information, it is likely the site will require a traffic impact assessment at the time of site plan submission however Highland Road (M-59) and Elizabeth Lake Roads are major thoroughfares and designed to accommodate high levels of traffic.

- G. *The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*

Applicant Response: The location is appropriate for property zoned GB, given the traffic, residential units, and general density in the area. See enclosed Void Analysis demonstrating commercial uses that are not in the area currently.

CWA Comment: The void analysis provided by the tenant does outline several retailers and restaurants that would meet demand in the area. Daily traffic along Highland Road (M-59) would provide access to both residents and visitors of the Township.

- H. *The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*

Applicant Response: The subject site is in an intense commercial corridor on Highland Road (M-59) that included neighboring uses consistent with the requested rezoning. The property is master planned for commercial use. The property is of adequate size to meet the Township's Schedule of Regulations.

CWA Comment: The lot is 8.6 gross acres. Net acreage will be used to assess developable areas however the site does not appear to contain any major natural features that would impede development.

- I. *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*

Applicant Response: The uses allowed in the GB district are appropriate for the site, as indicated in the Master Plan.

CWA Comment: Considering development and economic trends for both zones, GB is the more appropriate district for the site.

- J. *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*

Applicant Response: Rezoning would be the most appropriate way to allow for the proposed use.

CWA Comment: Rezoning is more appropriate than amending the uses in AG.

K. The requested rezoning will not create an isolated and unplanned spot zone.

Applicant Response: The site is adjacent to dense multi-family, across Elizabeth Lake Road from high intensity commercial, and is buffered to the south by wetlands. The property across Highland Road is likewise master planned for commercial.

CWA Comment: No spot zoning is proposed. The surrounding and nearby areas are zoned dense residential and commercial. Adjacent future land use designations from the Master Plan are Commercial Corridor.

L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.

Applicant Response: This request (to rezone the property to GB) is a new application.

CWA Comment: This request is a new application.

M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.

Applicant Response: Not Applicable

CWA Comment: No conditions were offered in the application.

N. Other factors deemed appropriate by the Planning Commission and Township Board.

Applicant Response: Not Applicable

CWA Comment: The Planning Commission and Township Board may also consider other factors which may be relevant to the rezoning request.

Items to be addressed: None

RECOMMENDATION

The proposed rezoning is compatible with both the existing and future land uses/zoning, consistent with the Master Plan, and is supported by the current and anticipated demand for uses along Highland Road (M-59). Pending any items needing clarification or resolution by the Township Engineer and Public Service departments, we recommend the proposed rezoning.

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

October 18, 2024

Sean O’Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

**Re: Elizabeth Lake Retail
RTS Memorandum Response**

Ref: DLZ File No. 2145-7233-05

Date of Memo: 10/4/24

Design Professional: Jacob Swanson, PE, PTOE
and Paul Bonner, EIT; Fleis & VandenBrink

The applicant has submitted a Rezoning Traffic Study (RTS) for Rezoning P.I. #12-21-426-007 from Agricultural “AG” to General Business “GB”. P.I. #12-21-426-007 is a 8.644 acre parcel located on the south side of Highland Road (M-59) and the east side of Elizabeth Lake Road. The study evaluates the maximum potential traffic generation from the existing zoning as well as the anticipated traffic generated under the proposed rezoning. The RTS utilized traffic counts on Highland Road from 2023 (MDOT) and on Elizabeth Lake Road from 2022 (MDOT).

We have reviewed the analysis; the methodology is in line with standard practices, and the findings are supported by the data provided. The analysis indicates that the zoning change will significantly impact the potential traffic volumes generated by the site compared with the existing zoning classification, but does not significantly impact the number of overall trips on the adjacent roads. Highland Road currently experiences of 24,022 trips of two-way traffic per day and Elizabeth Lake Road currently experiences 8,629 trips of two-way traffic per day.

Based on data from the Single-Family Detached Housing section of the 11th edition of the “ITE Trip Generation Manual”, which is the highest potential trip generation under the existing AG zoning, the additional daily trips are 12.8 per unit; resulting in an additional 64 trips per day. Additionally, 5 AM Peak Hour trips per day and 6 PM Peak Hour trips per day are anticipated to added to the existing traffic volumes under the existing zoning.

The RTS also evaluated the maximum site trip generation potential under the proposed GB zoning, which included 33,000 square feet of General Office Building, 33,000 square feet of Medical-Dental Office Building, and 33,000 square feet of Strip Retail Plaza. The maxim site trip generation under the proposed GB zoning results in up to 1,622 daily trips, with an additional 89 AM Peak Hour trips and 182 PM Peak Hour trips per day.

The resulting potential change in zoning could generate an additional 1,558 daily trips.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

White Lake Plaza
Traffic Impact Study Review
Page 2 of 2

Based on the location on parcel as well as the zoning classification of the adjacent parcels, we recommend rezoning the existing parcel from “AG” to “GB”.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*
Andrew Littman, Community Development, *via e-mail*
Hannah Kennedy-Galley, Community Development, *via e-mail*
Nick Spencer, Building Official, White Lake Township, *via email*

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: 7/23/24

Applicant: ELR Development, LLC c/o Ronald Reynolds

Address: 29777 Telegraph Rd, Suite 4200, Southfield MI 48034

Phone No.: 248-761-3003

Fax No.: _____

E-mail: rreynolds@hilgerhammond.com

Applicant's Interest in Property: Owner

Property Owner: ELR Development, LLC

Owner's Address: 40500 Ann Arbor Rd. E Ste 105LL, Plymouth MI 48170

Phone No.: 734-644-9919

Fax No.: _____

Location of Property: Highland Road/Elizabeth Lake Road

Sidwell No(s): 12-21-426-007

Total area of change: +/- 7 (+/- 6 developable) acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as AG District, be reclassified as GB District.

Applicant's Signature: _____

(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Ronald E. Reynolds (248) 761-3003 rreynolds@hilgerhammond.com

Required Attachments:

- _____ 1. Legal description of the property proposed to be rezoned.
- _____ 2. Location map
- _____ 3. Rezoning sign location map
- _____ 4. Statement indicating why change is requested
- _____ 5. Review fee (check payable to the Charter Township of White Lake)

STATEMENT SUPPORTING REZONING

Petitioner respectfully requests rezoning of the subject property for the reason that its current zoning is uneconomic, and the requested rezoning is consistent with the Township's Master Plan.

Discussion of criteria provided in Article 7, Section 13 of the Zoning Ordinance in support of rezoning the subject property:

A. Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.

The Future Land Use Map from the 2024 Master Plan designates the subject site in the Commercial Corridor category, which aligns with the proposed GB zoning district.

B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.

If the property is rezoned to GB, it would not directly or indirectly have a substantial adverse impact on the natural resources of the Township.

C. Evidence the Applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.

The current zoning, AG, is outdated and does not allow for economic use of the property. The property is in an intense commercial corridor on Highland Road (M-59) with access to municipal water and sanitary sewer. Rezoning to GB would allow for economic use of the property. The property is suitable for, and it is reasonable to request, commercial zoning, as called for in the Master Plan. The property is currently being assessed by the Township as a commercial parcel.

D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

The permitted and special land uses in the GB district are compatible with the surrounding uses and the nature of the uses anticipated in the Township Master Plan. The property is currently vacant, and its agricultural zoning is outdated and uneconomic. Commercial development would enhance property values over the current zoning. The property is currently being assessed by the Township as a commercial parcel.

E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township. The site is in an area intended to be serviced by public water and sanitary sewer.

The property has adequate access to utilities and commercial use would not overburden existing utilities.

F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

See Fleis & Vanderbrink Traffic Analysis enclosed.

G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the Township currently zoned and available to accommodate the demand.

The location is appropriate for property zoned GB, given the traffic, residential units, and general density in the area. See enclosed Void Analysis demonstrating commercial uses that are not in the area currently.

H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.

The subject site is in an intense commercial corridor on Highland Road (M-59) that included neighboring uses consistent with the requested rezoning. The property is master planned for commercial use. The property is of adequate size to meet the Township's Schedule of Regulations.

I. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

The uses allowed in the GB district are appropriate for the site, as indicated in the Master Plan.

J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?

Rezoning would be the most appropriate way to allow for the proposed use.

K. The requested rezoning will not create an isolated and unplanned spot zone.

The site is adjacent to dense multi-family, across Elizabeth Lake Road from high intensity commercial, and is buffered to the south by wetlands. The property across Highland Road is likewise master planned for commercial.

L. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

This request (to rezone the property to GB) is a new application.

M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.

Not applicable.

N. Other factors deemed appropriate by the Planning Commission and Township Board.

Not applicable.

Rezoning Application- Legal Description

A parcel of land situated in the Township of White Lake, Oakland County, Michigan, and more particularly described as:

Parcel C:

Part of the East 1/2 of the Southeast 1/4 of Section 21, Town 3 North, Range 8 East, Township of White Lake, Oakland County, Michigan, described as beginning at point distance South 89 degrees 25 minutes 19 seconds West 332.92 feet from the East 1/4 corner, Section 21, Town 3 North, Range 8 East down the centerline of Highland Road (M-59) to the intersection of Highland Road (100 feet wide) and Elizabeth Lake Road (66 feet wide); thence down the centerline of Elizabeth Lake Road (66 feet wide) South 00 degrees 25 minutes 22 seconds East, 549.70 feet to a point; thence South 69 degrees 50 minutes 10 seconds West 404.63 feet to a point, also known as the centerline of the Creek, also known as Brendel Lake Creek; thence North 43 degrees 16 minutes 04 seconds West 299.25 feet, radius = 1,681.04; chord = 298.86 feet; thence continuing on centerline of the Creek, also known as Brendel Lake Creek, North 54 degrees 53 minutes 29 seconds West, 30 feet to a point; thence North 19 degrees 57 minutes 07 seconds West 148 feet; thence North 11 degrees 17 minutes 59 seconds East 241 feet; thence North 00 degrees 32 minutes 16 seconds West 85 feet to the centerline of Highland Road, (M59 100 feet wide); thence South 89 degrees 25 minutes 19 seconds East 609.27 feet back to the point of beginning, EXCEPT the portion of 50 feet on Highland Road (100 feet wide) and that portion of 33 feet on Elizabeth Lake Road (66 feet wide) for road and public utilities.

WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on Thursday, November 7, 2024, at 6:30 P.M. at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

The property is described as vacant parcel number 12-21-426-007, located on the southwest corner of Elizabeth Lake Road and Highland Road (M-59), consisting of approximately 8.6 acres.

The applicant would like to rezone the property from **(AG) Agricultural to (GB) General Business District** or any other appropriate zoning district.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director